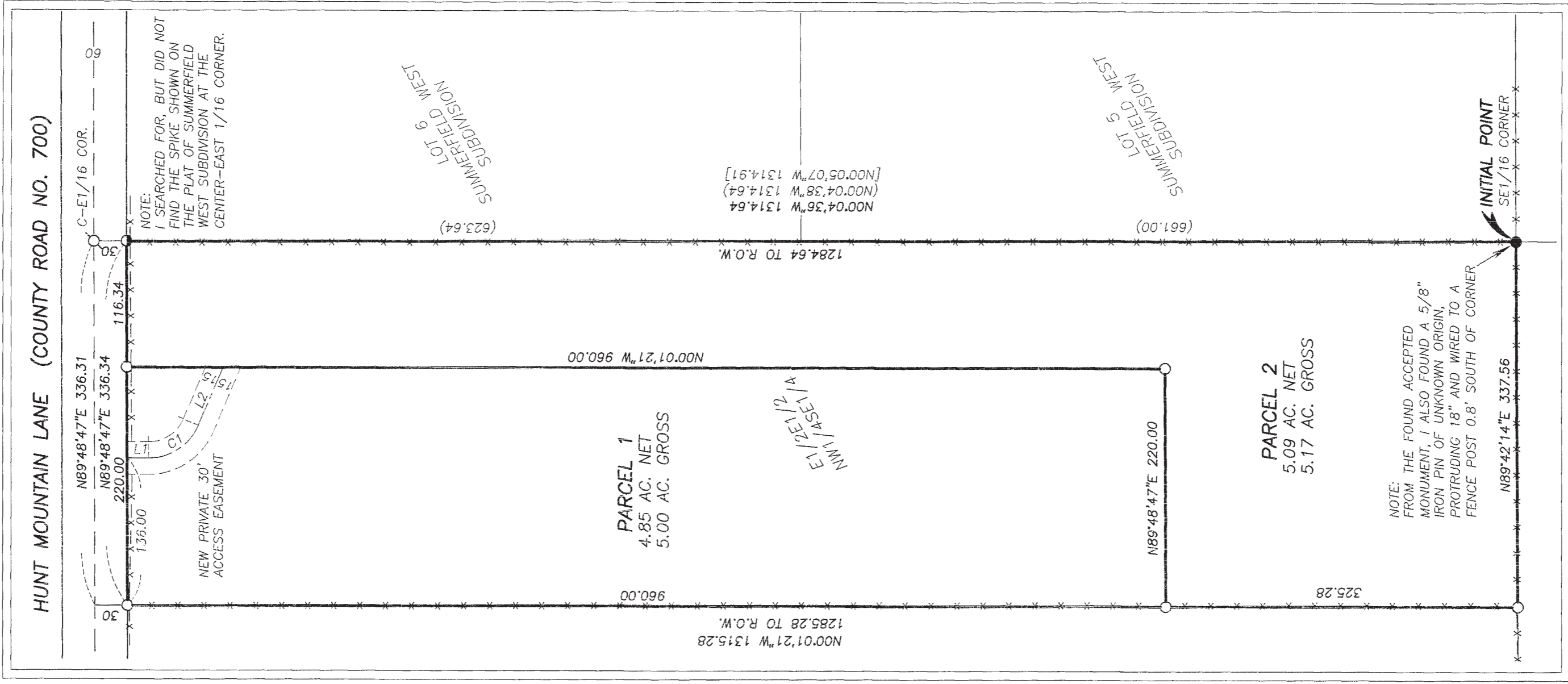


**DETAIL**

SCALE: 1"=100'



**LAND PARTITION PLAT NO. P 2019-009**

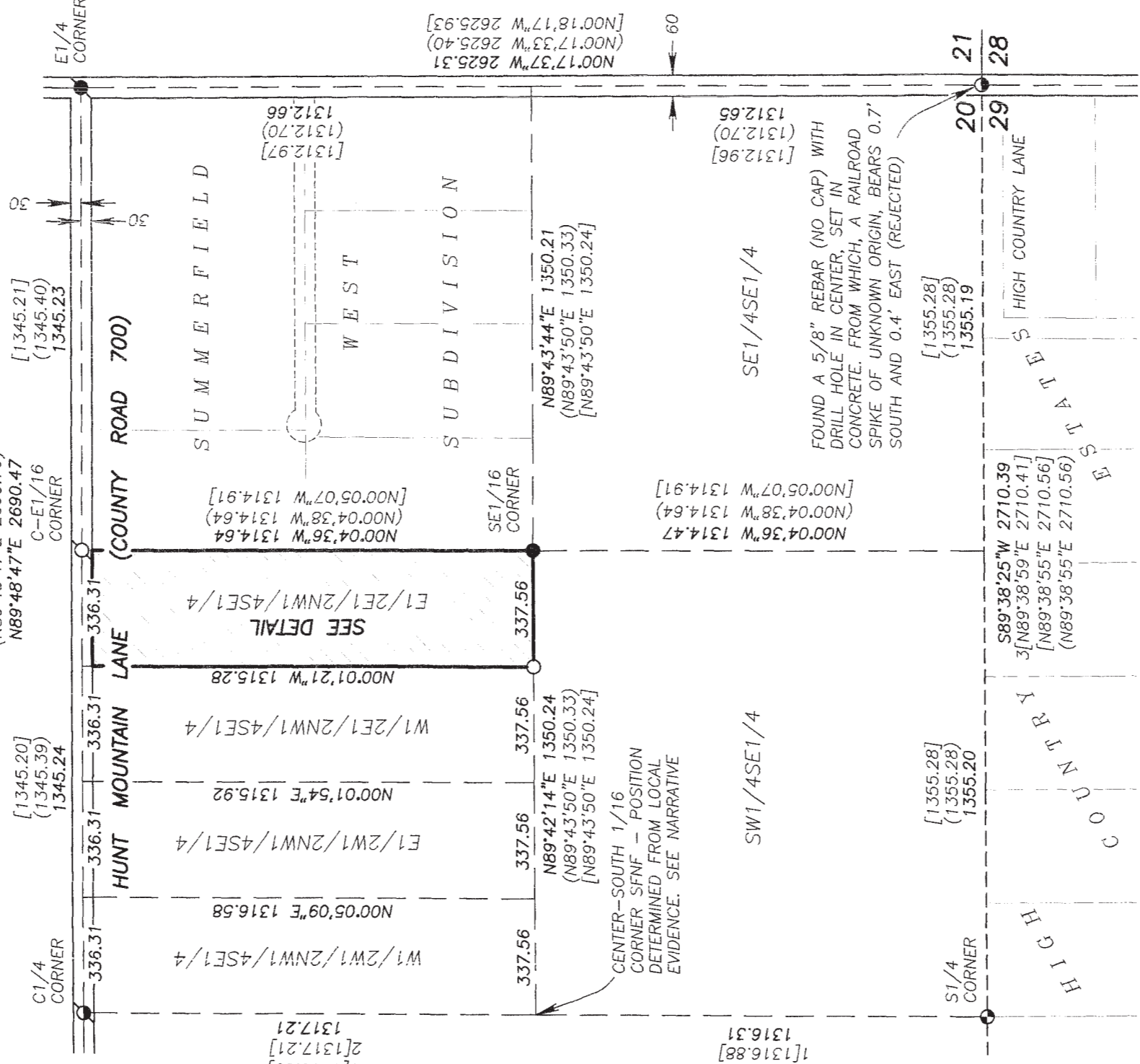
SITUATED IN THE NW1/4SE1/4 SECTION 20, T.8S., R.39E., W.M.,  
BAKER COUNTY, OREGON

**OVERVIEW**

SCALE: 1"=400'

**BASIS OF BEARINGS**

(N89°48'47"E 2690.41)  
(N89°48'47"E 2690.79)  
(N89°48'47"E 2690.47)  
C-E1/16 CORNER  
(1345.21)  
(1345.40)  
(1345.23)



**BASIS OF BEARINGS**

**SUMMERFIELD WEST SUBDIVISION**  
THE NORTH LINE OF THE SE1/4 SECTION 20 BEARS  
N.89°48'47"E., AS SHOWN

**LEGEND**

- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1206" FROM SUMMERFIELD WEST SUBDIVISION
- FOUND 1/2" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP (MARKINGS ILLEGIBLE) FOUND AND ACCEPTED ON THE PLAT OF SUMMERFIELD WEST SUBDIVISION
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR. PLS 1817" FROM HIGH COUNTRY ESTATES
- FOUND 5/8" IRON PIN WITH NO CAP FROM SUMMERFIELD WEST SUBDIVISION (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON PIN WITH NO CAP - FOUND AND ACCEPTED ON THE PLAT OF SUMMERFIELD WEST SUBDIVISION
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- SET 5/8"x24" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING", AND WITH APPROPRIATE 1/16 CORNER DESIGNATIONS
- ( ) RECORD BEARING AND DISTANCE FROM THE PLAT OF SUMMERFIELD WEST SUBDIVISION
- [ ] RECORD BEARING AND DISTANCE FROM (OR CALCULATED FROM) SURVEY NO. 8-39-14
- 1[ ] RECORD BEARING AND DISTANCE FROM PARTITION PLAT NO.'S 1995-015 AND 1997-018
- 2[ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 8-39-105
- 3[ ] RECORD BEARING AND DISTANCE FROM THE PLAT OF HIGH COUNTRY ESTATES
- x-x FENCE LINE

**LINE TABLE**

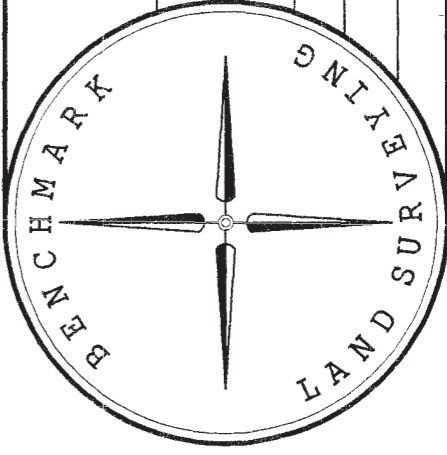
LINE	BEARING	DIST.
L1	SOUTH	20.00
L2	S87°00'00"E	58.45

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	50.00	66°42'26"	58.21	S33°21'13"E 51.98

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jason L. Hatfield*  
OREGON  
NOVEMBER 30, 2007  
JASON L. HATFIELD  
#69454  
EXPIRES: 6/30/2021



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD., JOHN DAY, OREGON  
1207 DEWEY AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

LAND PARTITION  
SITUATED IN THE NW1/4SE1/4  
SECTION 20, T.8S., R.39E., W.M.,  
BAKER COUNTY, OREGON

SURVEYED FOR  
LISA SMITH MORRIS

SURVEYED BY  
JLH

SCALE: AS SHOWN

DRAWN BY: JLH

9/23/2019

SHEET 1 OF 2

# LAND PARTITION PLAT NO. P2019-009

SITUATED IN THE NW1/4SE1/4 SECTION 20, T.8S., R.39E., W.M.,  
BAKER COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT, SITUATED IN BAKER COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 8 S., RANGE 39 E., W.M.:

SECTION 20: THE E1/2E1/2NW1/4SE1/4.

CONTAINING 10.17 ACRES, OF WHICH 0.23 ACRES LIES WITHIN THE RIGHT OF WAY OF HUNT MOUNTAIN LANE (COUNTY ROAD NO. 700).

I DO HEREBY DESIGNATE THE SOUTHEAST 1/16 CORNER OF SECTION 20, T.8S., R.39E., W.M., AS THE INITIAL POINT OF THIS LAND PARTITION.

### SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF HUNT MOUNTAIN LANE (COUNTY ROAD NO. 700).
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, LISA A. SMITH MORRIS, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

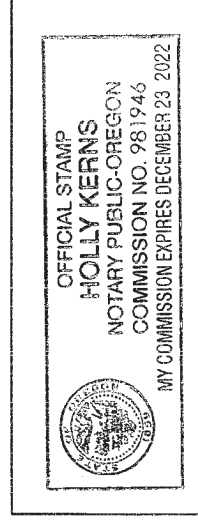
I DO HEREBY CREATE THE FOLLOWING EASEMENT:  
A PRIVATE ACCESS EASEMENT BEING 30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF CENTERLINE, SITUATED OVER AND ACROSS A PORTION OF PARCEL 1 TO THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN HEREON.

*Lisa A. Smith Morris*  
LISA A. SMITH MORRIS

### ACKNOWLEDGMENT

STATE OF OREGON } SS  
COUNTY OF BAKER }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 5, 2019, BY  
LISA A. SMITH MORRIS



*Holly Kerns*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 12-23-22

## APPROVALS

APPROVED THIS 6<sup>TH</sup> DAY OF Dec., 2019.

*[Signature]*  
BAKER COUNTY SURVEYOR

APPROVED THIS 6<sup>TH</sup> DAY OF Dec., 2019.

*[Signature]*  
BAKER COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

*[Signature]*  
BAKER COUNTY TAX COLLECTOR

DATE: 12-9-19

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 05<sup>TH</sup> DAY OF December, 2019 AT 8:30 O'CLOCK A.M. AND RECORDED AS LAND PARTITION PLAT NO. P2019-009 BAKER COUNTY RECORDS.

*[Signature]*  
BAKER COUNTY CLERK

## NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF SAGE MORRIS, ON BEHALF OF LISA SMITH MORRIS, LANDOWNER. THE SUBJECT PROPERTY IS DESCRIBED AS THE E1/2E1/2NW1/4SE1/4 SECTION 20, T.8S., R.39E. THE PURPOSE OF THIS PARTITION IS TO DIVIDE THE PROPERTY INTO TWO PARCELS. THIS LAND USE ACTION WAS APPROVED BY THE BAKER COUNTY PLANNING DEPARTMENT ACCORDING TO THE NOTICE OF DECISION FOR MJP-19-032. ADDITIONALLY, A VARIANCE TO THE ROAD FRONTAGE REQUIREMENT WAS GRANTED BY THE BAKER COUNTY PLANNING COMMISSION ACCORDING TO THE FINAL DECISION AND REPORT FOR VAR-19-119. A SEARCH WAS MADE OF THE AVAILABLE RECORDS. FIELD MEASUREMENTS WERE MADE TO LOCATE APPURTENANT MONUMENTS FROM SURVEY NO.'S 8-39-14, 8-39-31, 8-39-37, AND 8-39-58) AND HIGH COUNTRY ESTATES (ALSO RECORDED AS SURVEY NO. 8-39-92SD). AT THE SOUTHEAST 1/16 CORNER, I FOUND THE MONUMENT FROM SUMMERFIELD WEST SUBDIVISION, WHICH WAS FOUND IN GOOD CONDITION AND ACCEPTED. I ALSO FOUND A 5/8" REBAR OF UNKNOWN ORIGIN, WHICH WAS PROTRUDING 18" ABOVE GROUND AND WIRE TO A FENCE POST 0.8 FEET SOUTH OF THE TRUE CORNER. AT THE SOUTHEAST CORNER OF SECTION 20, I FOUND AND ACCEPTED A 5/8" IRON PIN WITH A DRILL HOLE IN THE CENTER, SET IN CONCRETE. I ALSO FOUND A RAILROAD SPIKE OF UNKNOWN ORIGIN 0.7 FEET SOUTH AND 0.4 FEET EAST, WHICH I DO NOT ACCEPT. ALL OTHER MONUMENTS FOUND DURING THE COURSE OF THE SURVEY FOR THIS LAND PARTITION WERE ACCEPTED. I SEARCHED FOR BUT DID NOT FIND THE SPIKE SHOWN ON THE PLAT OF SUMMERFIELD WEST SUBDIVISION AT THE CENTER-EAST 1/16 CORNER.

I PERFORMED SURVEY NO. 8-39-105 IN DECEMBER OF 2008. DURING THE COURSE OF THAT SURVEY, I SEARCHED FOR BUT DID NOT FIND THE RECORD MONUMENT AT THE CENTER-SOUTH 1/16 CORNER. I DID HOWEVER RECOVER MONUMENTS FROM PARTITION NO.'S P1995-015 AND P1997-018 ALONG THE SOUTH LINE OF THE NET/4SW1/4 OF SECTION 20, AND PROJECTED THE BEARING ALONG THE LINE OF FOUND MONUMENTS EAST TO DETERMINE THE POSITION OF THE 1/16 CORNER, WHICH FELL AT A FENCE CORNER. TO STAY IN HARMONY WITH PARTITION PLAT NO.'S P1995-015 AND P1997-018 AND SURVEY NO. 8-39-105, AND IN THE INTEREST OF CORNER STABILITY, I DID NOT POSITION THE CENTER-SOUTH 1/16 CORNER MIDWAY BETWEEN THE 1/4 CORNERS. INSTEAD, I HELD THE RECORD DISTANCE FROM SURVEY NO. 8-39-105 ALONG THE WEST LINE OF THE NW1/4SE1/4, MEASURING FROM THE FOUND MONUMENT AT THE CENTER 1/4 CORNER TO DETERMINE SAID 1/16 CORNER.

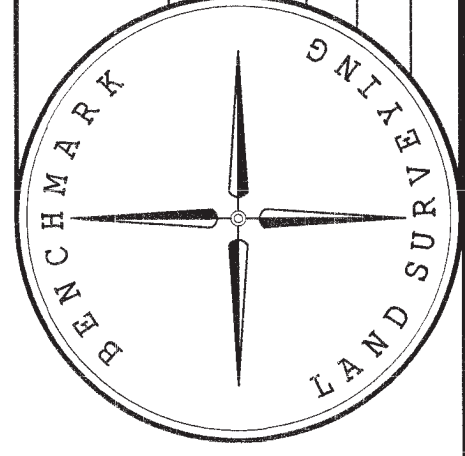
NEW MONUMENTS WERE SET AT LOCATIONS ACCORDING TO BAKER COUNTY PLANNING APPROVAL AND ACCORDING TO THE EVIDENCE FOUND, AS SHOWN HEREON. SEE THE CORNER MONUMENTAL SHEET FILED SEPARATELY FOR DETAILS REGARDING THE ESTABLISHMENT OF THE CENTER-EAST 1/16 CORNER.

## REFERENCES

- RECORD MAP OF SURVEY NO.'S 8-39-14, 8-39-31, 8-39-37, AND 8-39-105
- THE PLAT OF SUMMERFIELD WEST SUBDIVISION (SURVEY NO. 8-39-58)
- THE PLAT OF HIGH COUNTRY ESTATES (SURVEY NO. 8-39-92SD)
- PARTITION PLAT NO.'S P1995-015 AND P1997-018
- DEED RECORD INSTRUMENT NO. 98 14 083
- PRELIMINARY TITLE REPORT ORDER NO. 3259454M

### NOTES:

- SEWAGE DISPOSAL FOR PARCEL 2 SHALL BE PROVIDED BY A DEQ APPROVED SANITARY SEWAGE DISPOSAL SYSTEM.



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LAND PARTITION  
SITUATED IN THE NW1/4SE1/4  
SECTION 20, T.8S., R.39E., W.M.,  
BAKER COUNTY, OREGON

SURVEYED FOR	LISA SMITH MORRIS	9/23/2019
SURVEYED BY	JLH	SHEET 2 OF 2
SCALE:	AS SHOWN	DRAWN BY: JLH